

Senators Erpenbach and Senator Wirsch, thank you for introducing SB 351.  
Members of the committee, thank you for your time today.

My wife and I have lived in Oak Park Terrace Mobile Home Park since 1993. Out-of-state absentee owners purchased the Park three years ago and hired an out-of-state management company, Lakeshore Management, to manage the park. We have had repeated and persistent maintenance problems ever since.

I am submitting copy of an email sent last fall to Jennifer Zilavy, Assistant City Attorney, City of Madison, documenting some of the problems in the park. These problems are still with us.

I am submitting copy of the Rules and Regulations 33 page document that Lakeshore Management this January asked residents to sign and return within seven days. This document and the manner in which it was presented to residents clearly demonstrates a lack of knowledge of, and an unwillingness to comply with, Wisconsin Law and Statutes.

Management companies that own parks in Wisconsin need education requirements on how to run a park both for protection of the assets of the residents and for compliance with Wisconsin laws. They also need to face significant fines and penalties if they refuse to operate within Wisconsin law.

Thank you again for your time.

Stan Sheggeby  
302 Oriole Lane  
Madison, WI 53704  
(608) 244-3781  
sjshegge@wisc.edu  
Feb 18, 2010

From Stan Sheggeby <sjshegge@wisc.edu>  
Date Thu, 29 Oct 2009 11:49:39 -0500  
To jzilavy@cityofmadison.com  
Subject Current Oak Park Terrace residents' issues

Jennifer Zilavy  
Assistant City Attorney  
(608) 266-4511  
City of Madison  
210 Martin Luther King Jr Blvd # 401  
Madison, WI 53703

Ms. Zilavy

Re: Our phone call today about current Oak Park Terrace residents' issues

My wife and I have been residents of Oak Park Terrace since 1992. We were very happy here until Lakeshore Management purchased the property.

There have been crippling snow removal problems (the last two winters) since Lakeshore Management purchased the property. Phone messages left at the Madison management office of the park were not returned. When finally contacted, the office manager says they had broken equipment. There was no snow removal plan; residents did not know when, or if, the streets would be plowed. There was no designated area for residents to park during snow plowing. The street were not salted and sanded in a timely manner. In late winter, sand was dumped haphazardly. Piles of snow were left in the street; fire hydrants were covered up with snow. The previous owner's designated area for temporary parking during snow plowing has NOT been maintained, it is now a storage area for boats & RVs. One large RV in the storage area has created a blind spot at the intersection of Main & Red Wing for the last 2 years. This has been a real safety hazard that could easily be fixed.

There has been no reliable year around street repair, with car-damaging pot holes all winter and spring. The Office Manager claims they have contacted Lakeshore Management who says there is "nothing in the budget for repair". Fill in gravel and temporary patch was finally applied only to the larger holes in late summer.

There was no lawn maintenance on vacant lots for most of this summer, creating allergy issues for residents. When contacted, the office manager says their lawn mower is broken and there is no money to repair it or buy new.

There is no fall street leaf removal. The sand dumped last winter has not been removed.

There has been a decrease in water pressure, the office manager says that Lakeshore Management refuses to authorize funds to hire a plumber to repair the failed water pump.

There is no reliable person to contact regarding these issues; we have had 3 office managers already in 2 years; office managers have no authority to act to resolve issues. The only thing Lakeshore Management has done is raise the rent \$50 a month each year for the last two years.

Stan & Romona Sheggeby  
302 Oriole Lane  
Madison, WI 53704  
608-244-3781

**PUBLIC HEARING, WISCONSIN LEGISLATURE  
FEBRUARY 18, 2010 - ~~300 NE~~ - 10:30 AM**

*411 South*

Good Afternoon, Ladies and Gentlemen, and my sincere thanks to Senate Judiciary Committee and Sen. Erpenbach's staffer for scheduling this public hearing.

As one resident in a total of 1130 mobilehome (MH) communities across the state, seven of which exist in Dane County, I hope to impress on you the real imperative of AB527 and SB351,

I'm sure you are aware of:

- increasing land values and redevelopment pressures;
- the lack of MH community owner reinvestment and deteriorating MH infrastructure;
- rising and unsustainable MH community rents and MH home financing interest rates that reduce affordability;
- plus the few resources dedicated to solving any of these problems or increasing MH homeowner rights.

The state of New Hampshire--with similar legislation--has completed over 100 MH resident-community buyouts so successfully that none have defaulted on their bank loans. Residents have invested in their communities and are making theirs the prototype for the nation. I refer you to the national entity that helped accomplish this homeownership goal:

In Wisconsin, the majority of MH communities are more than 30 years old, which means that many private owners are looking to retire and sell their property. To date, just in Dane County alone, the three largest MH communities are now owned by out-of-state, for-profit investors. That means huge rent increases and poor-to-no maintenance of infrastructure (W&S plumbing) and no investment in the property itself. Investors could care less how many residents live on Social Security while paying \$500 just for rent. MH residents will tell you what it is like to live on an MH investor-owned property. Or what it is like to be thrown off the land with 28 days notice to remove yourself and your house with no money, no place to go.

On top of that, the three Dane County mobile home communities (owned by out-of-state investors in IL, MI, FL) with their expensive

FEBRUARY 18, 2010

TO WHOM THIS MAY CONCERN:

I write this in SUPPORT of Senate Bill 351. I am also a former homeowner in the Hickory Lane Mobile Home Community, which was located in Monona.

All mobile home owners deserve protection as do conventional home owners. The main difference of course is that a mobile home owner does not own the land that their home sits on. Many mobile home owners are hard working & responsible people, just as in any neighborhood. I owned a mobile home because I could not afford a conventional home.

FULL DISCLOSURE is the KEY issue of this Senate Bill. When a mobile home community is going to be sold or closed, signs should be posted at the entrances of these communities to notify the home owners & the public. This eliminates remodeling and the spending of thousands of dollars by home owners, and no homes should be able to be sold from that point forward.

I, like many of my neighbors, spent thousands of dollars to remodel my home. I would not have done this, had I known my community was for sale or was going to be closed.

Adequate time needs to be given when a community is going to be closed, for the home owners to find other places to live. Resources should be provided to assist with this.

Our mobile home community lost a lot because the closing was not done correctly, honestly, or morally.

What happened there, SHOULD NEVER HAPPEN ANYWHERE AGAIN!!!

We all need to work together as it is VITAL that legislation is voted on and approved as quickly as possible. *Apartment renters have more rights + protection than mobile home owners.*  
Thank you for your consideration of this NECESSARY legislation.

Linda Johnson (former home owner in the Hickory Lane Mobile Home Community)  
2151 Cnty. Rd. MM, Fitchburg WI, 53575

Re: SB 351

Imagine for one minute what it would be like to lose your home, and everything you invested in it. Mobile Home owners in America deal with this issue every day. Whenever a park closes, there is a very good chance that their homes will not be accepted into another park, regardless of condition. They can't sell it, because there's no where someone could take it. Their just left to walk away from what could be upwards of a \$100,000 investment, and they are just out that money. How is that fair?

I know some have argued that the bill should be changed to say that the tenants have to have the option of buying the park first, when it is put on the market. But history has shown that most mobile home park sales aren't initiated by the owners, but rather by a developer or other corporate interest, who approaches the park owner with an offer, because they want the land for some other purpose. In these cases, the tenants don't even know about the sale until after the paperwork is signed. It is for this reason why the language of the bill must stand. Tenants must have the right to defend their homes and their investments. This is a fundamental right. A human right.

I urge you all to pass this bill, as written, and show your neighbors, friends, and constituents, that you are really looking after the people's benefit; that you actually do care about the little guy.

James Degenhardt  
449 Warbler Ln  
Madison, WI 53704  
608-770-0842

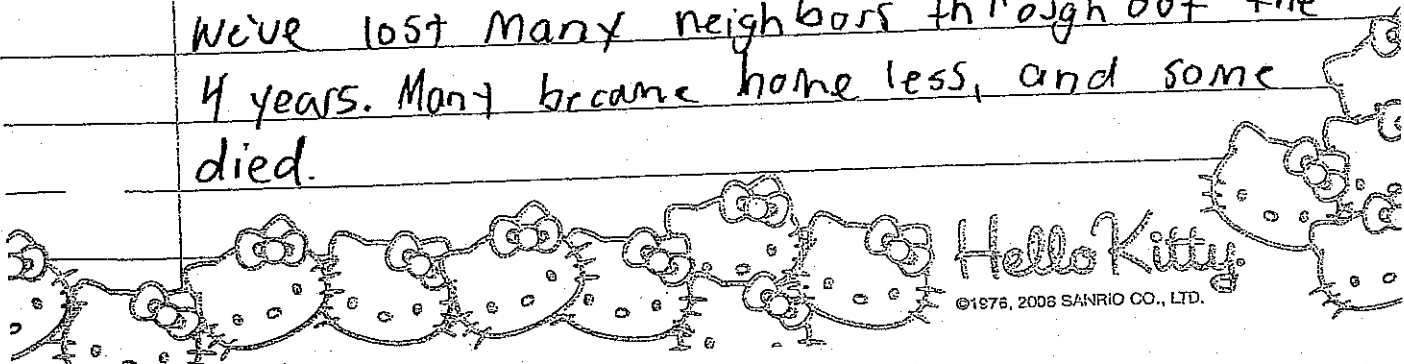
u mw

1/12/10

First of all I'd like to thank the Housing Committee for this hearing on the Assembly Bill 527.

I was 12 years old when we were told about the selling of the park. I had to deal with knowing that I was going to lose my home.

We had to move out of Monona because there is no affordable housing in Monona and no other parks <sup>locally</sup> that would take our home. Because of this I had to switch schools and start completely over. I am now 16, I've had to deal with this for 4 years, and it has had a negative effect on my life. I became anxious, angry, and depressed. I barely had a Mom because she had to advocate for people in the park. Even now it's hard to live in a mobile home knowing that I could have to up and move without warning. I don't think I'll ever have a secure sense of home because of what happened to us at Hickory Lane. Because of everything that happened I became close with neighbors I never talked to before, they became family. We've lost many neighbors through out the 4 years. Many became home less, and some died.



I support the bill because it could give many children who live in mobile homes a safe sense of security. It'll let them know that can't just be kicked out of their homes without proper notification. They won't have to live through what I did. Please move this through the committee and to the floor for a vote. Thank you again for the hearing.

Respectfully

Wm. Carr-Davies

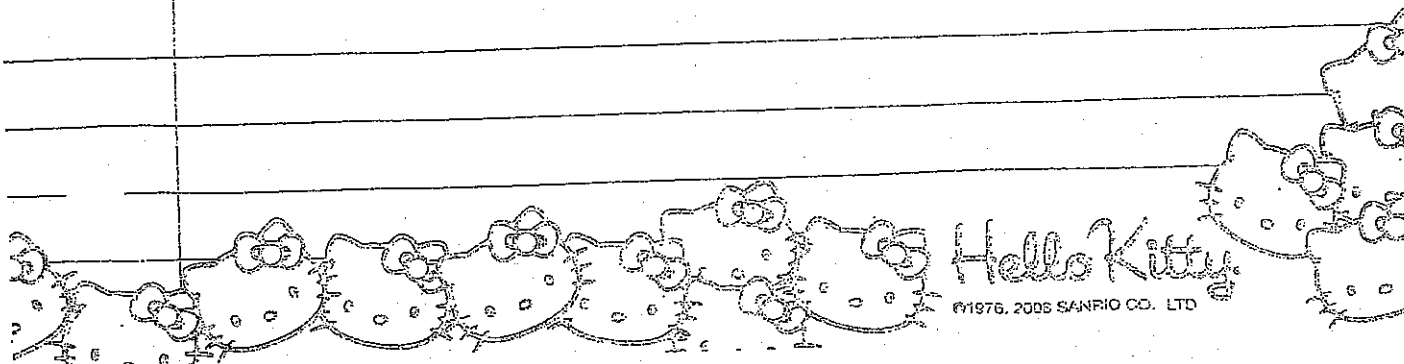
Mariah Cohen-Davis

2151 Cty Rd MM # 7

Fitchburg WI 53575

608-576-2704

209K



January 13, 2010

Chairman Senator Taylor and Senator Erpenbach and committee members, thank you for today's hearing on Assembly Bill 527, regarding requirements before a sale or other transfer of manufactured home communities. It is vital that you know how important protective language and structure through a statute is.

I currently own a home on leased land in Fitchburg, in Dane County. I was a homeowner at Hickory Lane in Monona, in Dane County, which was closed to due a pending sale. Monona experienced twice in 20 years, the contention, human cost, and safety issues that arose with the closing of parks occurring in chaotic fashion.

There was no consumer protection or laws regarding a closing or tenants rights during a sale, or retirement of a park community. Monona, the park residents, and the owners of the park, endured major turbulence over the past 20 years with the closing of Happy Acres in the 1980's and Hickory Lane beginning in 2005. Each took multiple years, had no structure, and became unsafe. We were left in the dark without full disclosure or the owner of the park giving a protocol to leaving the park.


Hickory Lane neighbors organized and held resource meetings for ourselves. The agencies, non-profits, and churches came forward to help in the end, when the least able tenants remained. I sold my home for \$1.00 to avoid being charged for it's removal. My daughter was uprooted as were my neighbors.

It is too costly and it is difficult to find parks to accept homes from retiring/closing parks. We were given multiple notices to vacate and this began with a letter taped to our doors in November 2005 when a developer had put an offer on the land we leased. Multiple deadlines to leave, partnered with limited resources, left many to feel in the dark.

Full disclosure and operating in good faith is of utmost importance. Given notice homeowners at Hickory Lane may not have put improvements into their home during the time the sale was occurring but the land owners hadn't told us. Homes were purchased from the owners of the park, homes that were off the bank roll, from unsuspecting people, within the 3 months previous to the notes on our doors.

Please hear us and I ask that AB527 is moved forward through the committees, to the Executive committee, and to the floor for a vote. There is hope with this bill that what happened to my daughter, my neighbors, Monona, the park owners, and I, will not happen in the future.

Thank you,



Tanya Cohen

2151 County Road MM #7

Fitchburg WI 53527



**madison.com**

Marketplace | Jobs | Autos | Homes | Rentals | Merchandise

Search: Calendar for:

Search

my.madison.com

Local

Sports

Business

Opinion

Features

Entertainment

Forums

Blogs

Weather

Obituaries

Archives

Calendar

Marketplace

Coupons

Reader Services

Advertiser Services

Contact Us

Jerry's Hot Picks

Flight Times

Answer Page

## ARCHIVES

[\[Back\]](#) [\[Email to a Friend\]](#) [\[Printer Friendly Version\]](#)

### Happy Acres Residents In Limbo

**Capital Times :: Local/State :: 3A**
**Friday, June 22, 1990**
**By W.P. Norton C-T correspondent**

As city officials ponder an appeal of a court ruling calling for them to pay relocation costs for Happy Acres trailer park residents, those still living at the site cope with increasing neglect.

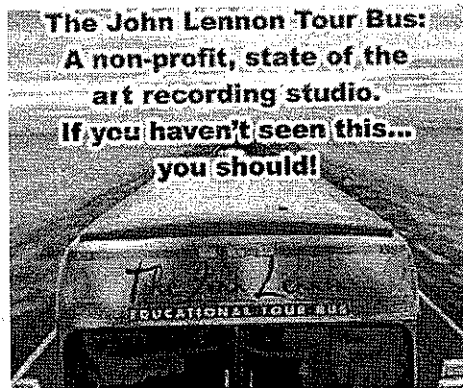
Two weeks ago, Madison Judge Gerald Nichols ordered the city and developer Simon Investments Inc. to find a way to help the mostly poor and elderly residents of the park find new homes. The ruling served to block developer David Simon's River Place hotel and shopping center project from proceeding until the displaced trailer park tenants are taken care of. Public money had been spent on the development's planning process, Nichols ruled, obliging the city under federal law to share the burden of relocation.

Monona has argued since last fall that no public money was being spent on the development itself, thus absolving the city from responsibility for the Happy Acres tenants.

The city has taken the first step toward an appeal, according to Mayor Richard Lichtfeld, who said Wednesday that Monona had filed a request for clarification on several points Judge Gerald Nichols noted convinced him to rule in the tenants' favor.

**post-a-job**

THE FAST  
& EASY WAY TO  
PUT A JOB LISTING  
ON MADISON.COM

**jobs.madison.com**


Depending on the judge's response, Monona will either appeal the discretionary ruling or settle - a concept that seems anathema to City Administrator Kevin Brunner. He argues that a settlement would be a tremendous precedent for other municipalities who spend money on broad redevelopment plans that may involve the dislocation of residents through specific development projects.

"It's too bad that it's had to come to this," Lichtfeld said. "But the city is not involved in it. That's where we stand on it."

But Legal Action of Wisconsin, which filed on behalf of some 24 residents for an injunction to prevent the relocation, persuaded Judge Nichols that the city's expenditure of money on a study for the larger Broadway Corridor development of which Happy Acres is a small component was grounds for Monona and the developer to help those people find new homes.

"It doesn't have to be a public project," said Legal Action lawyer Tom Thornburgh. "It can be a private project with public money in it. It would be a tragedy and a great waste of the taxpayers' dollars to continue the charade of appealing and litigating this case."

"This is a \$15 million hotel project. The city's part is \$3 million. There's room in there for a quarter of a million dollars to relocate people."

A casual stroll through the area reveals impressive evidence of neglect. Trash is everywhere. Abandoned cars sit in front of trailers that look just as forlorn.

On the flattened-out parcels of land where some trailers once sat lie dozens of empty liquor

**Community Pages**

sponsored by MGE

**Wisconsin State Journal**
**The Capital Times**
**Capital Region  
Business Journal**
**27 WKOW**
**post**

Madison's weekly resource  
for apartment rentals.  
Available at hundreds of  
area locations and online at  
madison.com.

Click here to view listings.

**RENTALS**

**RENTALS**

bottles.

So pervasive is the mess that Monona Building Inspector Terry Frederickson ordered a major cleanup of the area Monday.

"Sanitary codes are top priority for this department," Frederickson said. "Each trailer owner is responsible for disposing of their trash in proper receptacles, and they're not doing that. It seems to be many, many years of accumulated items. It just got to be a dumping ground."

"The fire danger is a medium hazard," Frederickson added. "Certainly if the conditions got dry over there it could be a volatile situation."

It wasn't always this grim at Happy Acres. Longtime residents like Nicholas Pavloski speak of better times there. In fact, just last year residents made a major park cleanup.

What went wrong?

"Right now nobody cares," said Pavloski. "I've heard that it would be sold ever since I moved in here. Then when it finally happened it kind of took people by surprise."

As with many here, Happy Acres was special to Pavloski as a lifestyle. The upkeep wasn't too expensive, and the rent - \$109 a month - was tolerable on his military pay.

Pavloski moved in 10 years ago. Since then, his health has deteriorated, and he says proximity to the emergency medical services offered by the city has saved his life more than once.

Thornburgh said the amount of income needed for each of the 37 plaintiffs to be eligible for relocation assistance would, in most cases, hardly approach the \$15,000 maximum set by the state Department of Industry, Labor and Human Relations.

"In some cases, we're not even talking close to the maximum," he said, explaining that the figure may be more like a third that amount.

"There are families that will become homeless. We can guarantee it," he said. "People need (help) now."

**madison.com**

Marketplace | Jobs | Autos | Homes | Rentals | Merchandise

Search: Calendar

for:

Search

my.madison.com

Local

Sports

Business

Opinion

Features

Entertainment

Forums

Blogs

Weather

Obituaries

Archives

Calendar

Marketplace

Coupons

Reader Services

Advertiser Services

Contact Us

Jenny's Hot Picks

Flight Times

Answer Page

## ARCHIVES

[\[Back\]](#) [\[Email to a Friend\]](#) [\[Printer Friendly Version\]](#)

### Monona Told To Aid Displaced

**Capital Times :: Local/State :: 3A**
**Friday, May 25, 1990**
**By Mike Miller The Capital Times**

The city of Monona and the developer of land now occupied by the Happy Acres mobile home park must help residents find new homes, Dane County Circuit Judge Gerald Nichol ruled Thursday.

Nichol also halted plans by River Place developer David Simon to evict mobile home park tenants, who had been ordered to move out by May 31. The judge's ruling followed a daylong court hearing in which attorneys John S. Panofsky and Thomas Thornburg, of Legal Action of Wisconsin, argued that since public money is being spent to aid some phases of the planned development, the city and developers must assist those who will be displaced.

Nichol agreed, and seemed obviously displeased that Monona officials had not done so months ago, when residents asked for such assistance.

"With planning goes social responsibility," the judge said, adding Monona officials "chose to ignore this group."



At Ward-Brodt Music

September 1, 2007

2200 West Beltline Hwy  
Madison, WI 53703  
608-661-8600

Some 24 of the residents of Happy Acres had banded together to bring the lawsuit through Legal Action of Wisconsin. Most of them, including several who testified Thursday, are living on fixed incomes, many have severe health problems, and some said they have simply been unable to find affordable housing and would be living on the streets if forced to move by the end of the month.

Many of the elderly residents of the trailer park said they own their own trailers but the units are so old that other trailer parks in the area will not accept them for relocation.

Among that group was Jessie Parr, a 75-year-old widow who has lived at Happy Acres for 15 years and now finds her trailer unsalable and may have to move to a retirement home, a thought she finds distressing.

She said she would be happy if given assistance to find a place "where I can grow flowers, maybe have a garden, and go fishing."

Kristi Davis, a single mother of two children who lives on a fixed income of \$517 a month, said she would be forced to seek shelter at the Salvation Army if forced to leave Happy Acres next week.

"My nerves are all tangled up in knots," she said of her unsuccessful efforts to find suitable housing. Like the others, she had been paying \$110 a month in lot use fees at the mobile home park.

The trailer park, nestled in a wooded area between Broadway and the Yahara River, will be developed by Simon into an area which will include a hotel and shopping facilities. The Monona City Council approved Simon's plans as one step in a wide-ranging effort to

**Community Pages**

sponsored by MGE

**Wisconsin State Journal**
**The Capital Times**
**Capital Region Business Journal**
**27 WKOW**
**post**

**Fill that open position.**

It's the best way to find the perfect candidate to fill your open position - or to fill one yourself.

**Marketplace**

ALEX HARRIS

develop the Broadway corridor - the old Beltline - between U.S. Highway 51 on the east and South Towne Mall on the west.

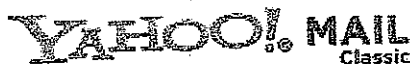
Nichol asked Monona City Administrator Kenneth Brunner why the city did not make any efforts to help residents relocate.

"The City Council did not create this as a public project," Brunner replied. "It would be developed independent of public funds." Simon said he didn't have any such obligations either.

"Is it my job to provide people free housing? No, it's not my job," he said.

Thornburg and Panofsky argued, however, that while no direct money has yet gone to Simon to assist in the development, the city of Monona spent money to draw up development plans and conducts tests, and will spend additional funds for streets and sewers and other related public works items. Therefore the city has legal obligations to assist the displaced residents.

Nichol agreed, saying the evictions would be halted until Monona and Simon came up with a plan for relocation assistance.



**Urgent SB351 Housing Committee Hearing Thursday 2/18**

Monday, February 15, 2010 7:55 AM

From: "tanya cohen" <tanya\_cohen@yahoo.com>

To: "Hickory Lane Supporters for Change" <tanya\_cohen@yahoo.com>

Senate Bill 351 is scheduled for a public hearing in the Housing Committee, this Thursday, February 18, 2010, 10:15 AM, State Capitol, 411 South.

This email is yet another I am pleased to write notifying supporters for change. SB351 relates to requirements before a sale or other transfer of a manufactured and mobile home community and providing a penalty.

Please support SB351 by testifying, or attending and checking a box at the hearing, writing, emailing, and/or calling the Housing Chair, the Housing Committee members, and your Senator. Contacts for the committee and the sponsors are below along with a link to all Senators.

It is necessary to include the bill number and your support for change. It is also important we tell them how this bill will help move towards more protective language for homeowners in park communities. Check for room change at information desk upon arrival if attending the hearing

---

The help of the faith based communities, Joining Forces for Families, Madison Urban Ministries, Community Action Coalition, Dane County Human Services, and other concerned citizens were instrumental in the relocation of some of a few households that most needed it in Hickory Lane.

The bill offers proper notice, full disclosure of a sale, along with a set amount of time to relocate. It will be more protective language than what exists. There are many communities across the country are co-ops owned by their residents. There is financing available and defaults are nil in existing examples. My main concern, in my experience, is notification and full disclosure.

It has been a long journey through losing our homes in Monona at Hickory Lane and the current hope for change. We found there was no protocol or protective language for a closing of a park community.

With a unified voice there is hope for change.

Thank you,

Tanya Cohen  
2151 County Road MM #7  
Fitchburg, WI 53575

January 13, 2010

Chairman Senator Taylor and Senator Erpenbach and committee members, thank you for today's hearing on Assembly Bill 527, regarding requirements before a sale or other transfer of manufactured home communities. It is vital that you know how important protective language and structure through a statute is.

I currently own a home on leased land in Fitchburg, in Dane County. I was a homeowner at Hickory Lane in Monona, in Dane County, which was closed to due a pending sale. Monona experienced twice in 20 years, the contention, human cost, and safety issues that arose with the closing of parks occurring in chaotic fashion.

There was no consumer protection or laws regarding a closing or tenants rights during a sale, or retirement of a park community. Monona, the park residents, and the owners of the park, endured major turbulence over the past 20 years with the closing of Happy Acres in the 1980's and Hickory Lane beginning in 2005. Each took multiple years, had no structure, and became unsafe. We were left in the dark without full disclosure or the owner of the park giving a protocol to leaving the park.

Hickory Lane neighbors organized and held resource meetings for ourselves. The agencies, non-profits, and churches came forward to help in the end, when the least able tenants remained. I sold my home for \$1.00 to avoid being charged for it's removal. My daughter was uprooted as were my neighbors.

It is too costly and it is difficult to find parks to accept homes from retiring/closing parks. We were given multiple notices to vacate and this began with a letter taped to our doors in November 2005 when a developer had put an offer on the land we leased. Multiple deadlines to leave, partnered with limited resources, left many to feel in the dark.

Full disclosure and operating in good faith is of utmost importance. Given notice homeowners at Hickory Lane may not have put improvements into their home during the time the sale was occurring but the land owners hadn't told us. Homes were purchased from the owners of the park, homes that were off the bank roll, from unsuspecting people, within the 3 months previous to the notes on our doors.

Please hear us and I ask that AB527 is moved forward through the committees, to the Executive committee, and to the floor for a vote. There is hope with this bill that what happened to my daughter, my neighbors, Monona, the park owners, and I, will not happen in the future.

Thank you,



Tanya Cohen

2151 County Road MM #7

Fitchburg WI 53527

\*Please Note: Kevin Metcalfe cancelled his appearance at the Mar. 14 CDA meeting.

\*Below is an email from the Task Force sent to Kevin Metcalfe and the City of Monona Administrator.

On behalf of the Task Force at the Hickory Lane Mobile Home Park:

The mission of the Task Force has been to research information and share the fact findings with the residents. The Task Force researched situations similar to ours across the nation and reported findings to the residents. Research was also conducted and lists of mobile home parks throughout the state was available at meetings. Handouts were available at meetings from community resources.

We seek to inspire you to open communication and keep informed the residents of Hickory Lane Mobile Home Park in regards to your commitment to satisfaction in compensating and assisting in our relocation due to Monona Investment LLC plans of redevelopment.

Next week is the Monona CDA meeting. This week is a great opportunity for Monona Investment LLC to present the plans for compensation and assistance to the residents of the park. We seek to be fully informed, in a timely manner, regarding the time line for this project and our projected date to vacate. We residents can not make plans for our futures, from where we can live to when we need to search for and obtain new housing or relocation. It will take great measures of time, energy, and resources we do not have to locate affordable housing in a reasonable location, start new jobs or new schools, and seek out and arrange services needed by handicapped and elderly. Plans can be made if we are fully informed. There is a need for resources which Monona Investment LLC can afford to provide.

Assistance and requests we have had neighbors express concerns for include such things as, an affordable housing specialist, interpreters for residents that speak other languages as their first language so they can make informed choices, financial compensation, dumpsters on empty lots for garbage during the vacating process including appliance removal fees and hazardous material removal, a 12 month/1 year notice to vacate, rent hiatus/rent moratorium which does not mean abandonment without time limits until closing the of park, removal of home, transport unhook and/or hook up costs incurred with removal and start up of utilities and deposits, replacement value of home, cost of lifestyle change, compensation for time spent on moving and locating housing including travel and mileage, compensation for all expenses incurred for this forced relocation cost which is no fault of our own.

Please recognize that by committing to plans of assisting and/or compensating residents can be done with the contingency of the purchase of the park. We are faced with no options at this date. Time is of the essence.

We ask that approvals by the city not be made of the plans of Monona Investment LLC until compensation and assistance plans for the residents of the park are in writing, agreed and bound to.

Thank you in advance for your prompt attention to these matters. We look forward to full satisfaction and moving gracefully and peacefully forward. Monona Investment LLC has the opportunity to set a precedent that also comes from Monona Investment LLC's mission statement: *"People Our Focus"*.

July 27, 2006

Wisconsin Housing & Economic Development Authority  
PO Box 1728  
Madison, WI 53701-1728

To Wheda:

My name is Tanya Cohen. I reside at 25 Whispering Waters Circle, Monona, Wisconsin with my 12-year old child. I am a member of the Hickory Lane chapter of the Wisconsin Manufactured Home Owners Association. My parents purchased my 1973 12x50 mobile home in March 2003 for \$5,000.00 to subsidize my housing expenses so I could afford to live close to my family, resources, and medical facilities. I have invested \$4,000 in the time living in my home for upgrades including new water heater, furnace repair, electrical upgrade, new plumbing and fixtures throughout, and additional insulation. When the park closes I will lose 100% of my and my parents investment due too not having a location to move my home within a reasonable distance of my current location. All parks in Dane County require a home to be 13 years old or newer to be placed in their parks.

Dane County is losing 42 affordable housing opportunities. I am disabled. I live on less than \$700 per month. Where am I going to go? How am I going to get there? There is also a cost to remove my current home, approximately \$1600. Not only am I losing my roof over my head, but I'm being charged for it.


I am coming forward to request consideration of using WHEDA reserve funding to assist the resident members of the Hickory Lane MHP chapter of WIMHOA. We have sought the resources to move forward and have been discouraged. Attached with my statement is a few pieces of media coverage from June 2006 which documents the lack of resources and options for future housing plans for many residents in the Hickory Lane Mobile Home Park. Please offer your insight as to the need for a possible relocation grant and it's need.

The state President of WIMHOA alerted us to the opportunity to inform WHEDA and give statements regarding the needs of the low to moderate income residents of Hickory Lane who are losing their affordable homes at no fault of their own to obtain monies from the general reserves for fiscal year 2007.

By forming a chapter of WIMHOA, the Hickory Lane MHP chapter has nonprofit 5013C status and is able to accept grant money without strings and we have a power of attorney who would handle the disbursement (State #W039022/Federal#1936949).

Members of the Hickory Lane chapter are submitting statements including their names,





addresses, and financial loss statements to WHEDA. These statements support our request for grant monies for relocation and obtaining housing options.

The needs for funds of assistance are critical due to the sale of the park and being robbed of our homes and total investments. This has created a human problem with 42 households seeking a way to relocate with no help from any other entities. We are at the mercy of being given eviction notices and having them rescinded since June 6, 2006. The deadline has been verbally given as vacating will need to occur next "spring" 2007, no definitive dates given.

Thank you in advance for your attention to our matter. Please call or email if additional information is needed.

Gratefully,

Tanya Cohen

576-2704

25 Whispering Waters Circle

Monona WI 53716

# FORUM

voice for peace, social justice and reform since 1917

The Capital Times The Weekend of Feb. 17-18, 2007 A8

## Monona must help mobile home owners

On Feb. 19, the Monona City Council will debate creation of a tax incremental financing district that includes the Hickory Lane Mobile Home Park property. Residents of the park are homeowners. However, they lease the land beneath their homes.

The assessed fair market value of the homes ranges from \$1,000 to over \$34,000. For these homeowners, their homes are an investment — an investment they face losing because current laws do not adequately protect mobile homeowners.

Current law governing mobile home parks prohibit a park from forcing an owner of a mobile home to move a home based on the home's age. However, mobile home park owners can refuse new rentals based on the age of the mobile home.

For the homeowners in Hickory Lane, an older mobile home park, this means that most of their homes are too old to be accepted into another park, even if the homes are in good condition. Additionally, there are relatively few mobile home parks in this area even if the homes were not deemed too old.

Madison-area Urban Ministry proposes that the city of Monona take the following actions to assist their neighbors living in Hickory Lane:

- Negotiate with the owners of Hickory Lane to postpone the park closing date to late spring, giving residents more time to find appropriate housing and to move. Because the TIF district has not yet been created, development is not likely to start before April or May.

- Make it a requirement of the TIF that the developer pay the homeowners a minimum of \$5,000, or the assessed fair market value of

Linda Ketchum

GUEST COLUMNIST

**The City Council has it within its power to assist its neighbors in Hickory Lane. We pray that the council members of Monona find the moral courage to do what is right.**

the home, whichever is higher, without deduction for removal of the homes from the property. This payment would compensate homeowners for their property and offer assistance with associated moving costs.

- Monona recently purchased the Garden Circle apartment complex. The city could rent the currently habitable, vacant units to Hickory Lane residents unable to obtain housing by the required move date. Those units could be offered for rent at the current rental rate at Hickory Lane.

The sale and development of this property will likely provide a considerable long-term profit to the landowner, the developer and the city of Monona through increased tax revenues. With that in mind, fair compensation to the mobile home owners is the ethical and just action to take.

The City Council has it within its power to assist its neighbors in Hickory Lane. We pray that the council members of Monona find the moral courage to do what is right.

Linda Ketchum is director of Madison-area Urban Ministry.



## SB 351 Opposed by Wisconsin Housing Alliance

Testimony of Ross Kinzler, Executive Director (608 255 3131 [ross@housingalliance.us](mailto:ross@housingalliance.us))

When the companion bill – AB 527 was heard by the Assembly Housing Committee, the Wisconsin Housing Alliance told the committee that we opposed the bill as we do today. The bill addresses the sale of a community which we think misses the mark. Community residents have anxiety that their community might close. We understand that, but a sale has nothing to do with a community closing. We indicated to the Assembly that the statutes do need to be clarified on procedures related to a change of use or a community closing. The testimony on AB 527 generally supported an effort in that area. However, the bill's author rejected our efforts when we drafted an alternative that addressed closings. So, today we're here to oppose SB 351 because it interferes with the legitimate sale of any manufactured home community regardless of the purpose of the sale.

SB 351 interferes with a sale at a point at which the community owner is prepared to accept an offer to purchase. The bill does not start when the community is listed for sale. One has to assume that the real effect of the bill is to interfere with a sale that is almost to the finish line. [A look at the timeline in my handout is instructive.] SB 351 doesn't kick in when the community owner lists his property for sale, but rather once he has an offer that he's prepared to accept then everything stops for up to 7 months or more while the residents organize, make an offer and find financing.

Who are the advocates for this bill? We suggest that out of state bankers are the prime beneficiaries. They want to make loans and collect fees. You'll hear about North Country Cooperative – they are a Minnesota based lender. You'll hear about ROC USA, this group is funded by Bank of America, Deutsche Bank and Fannie Mae among others.

Residents buying a community is a good thing but the Legislature needs to be alert to unintended consequences.

Who will deal with these problems? How will the residents pay for these things?

1. There are abandoned homes because the owners went to the nursing home and the family doesn't want the home or they lost their job and moved away.
2. There are empty sites paying no rent.
3. There are water line breaks or septic system failures.

Ownership of the community means managing the rent, the streets, the water system, the sewer system, payment of taxes and more. The decision to buy a community requires more planning than that contemplated by this bill.

The fines in SB 351 are outrageous - \$50,000 or 50% of the gain on the sale! This is higher than a felony conviction for securities fraud.